HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: May 2017

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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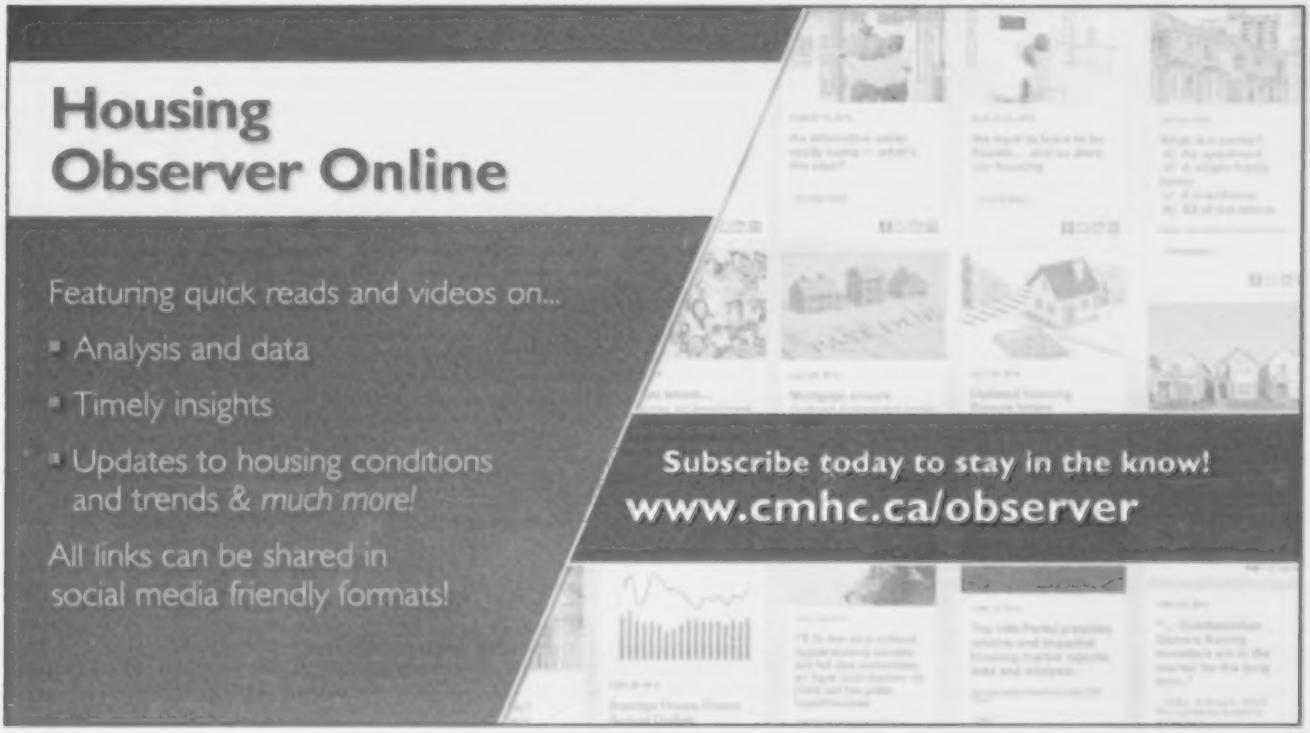
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.


Housing
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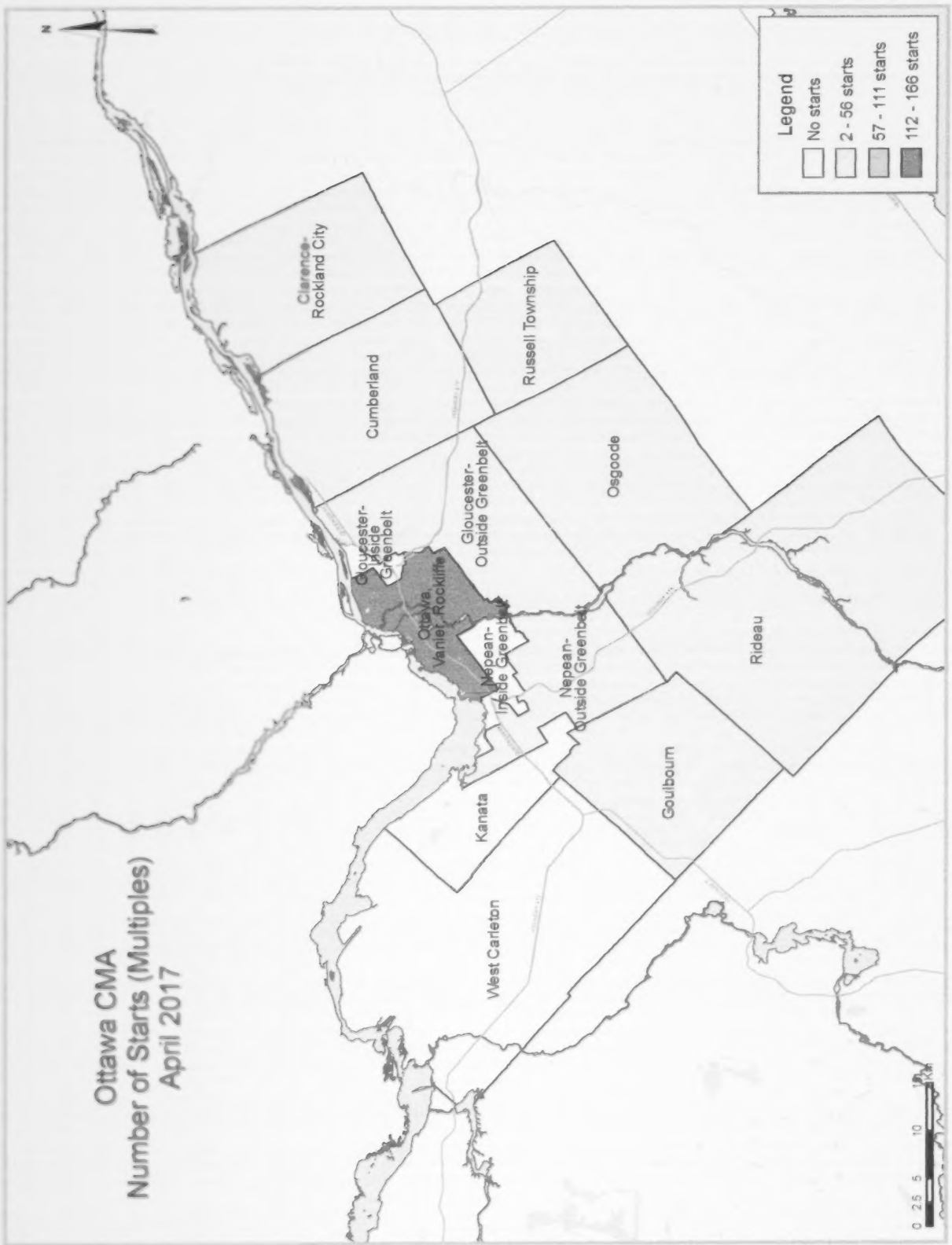
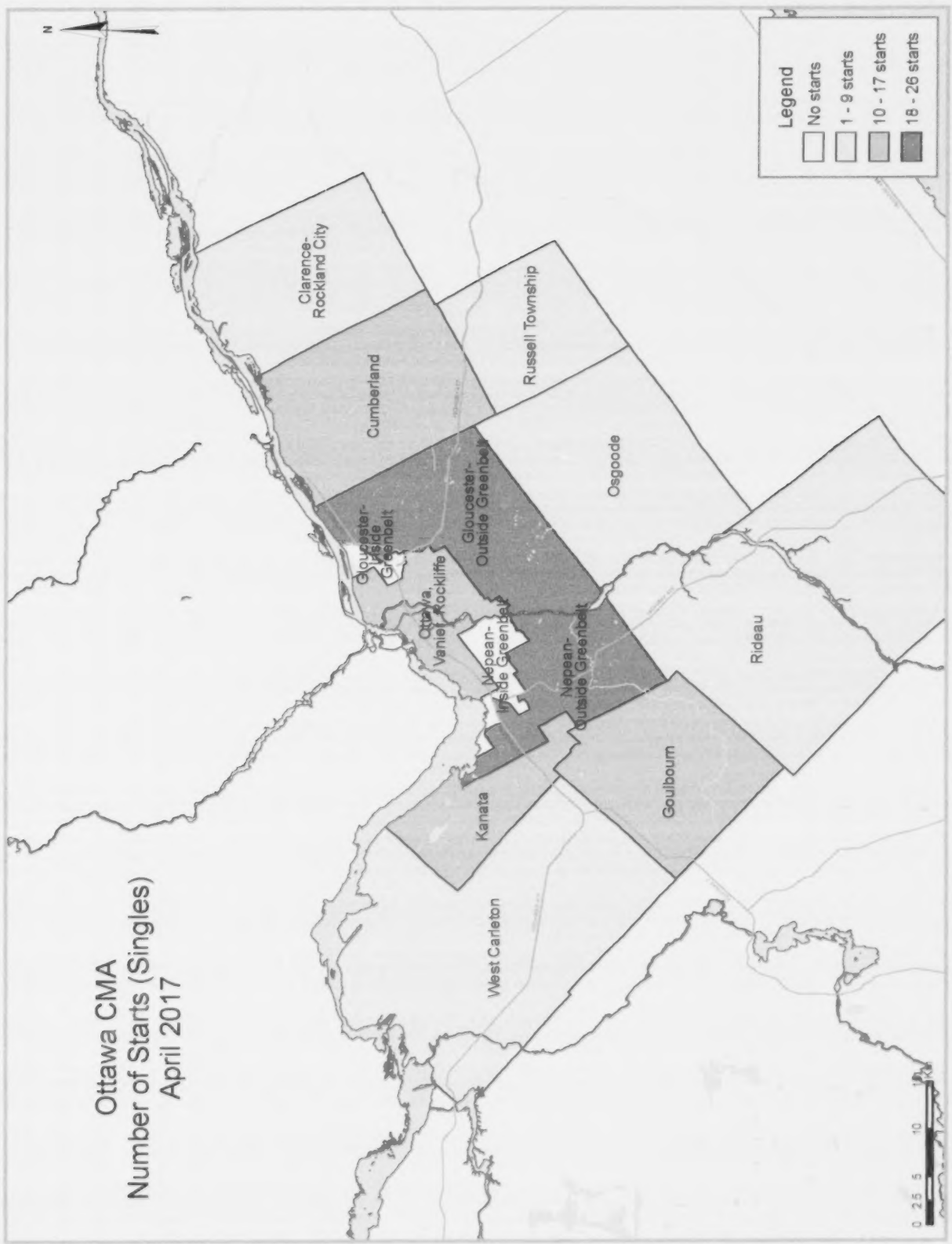
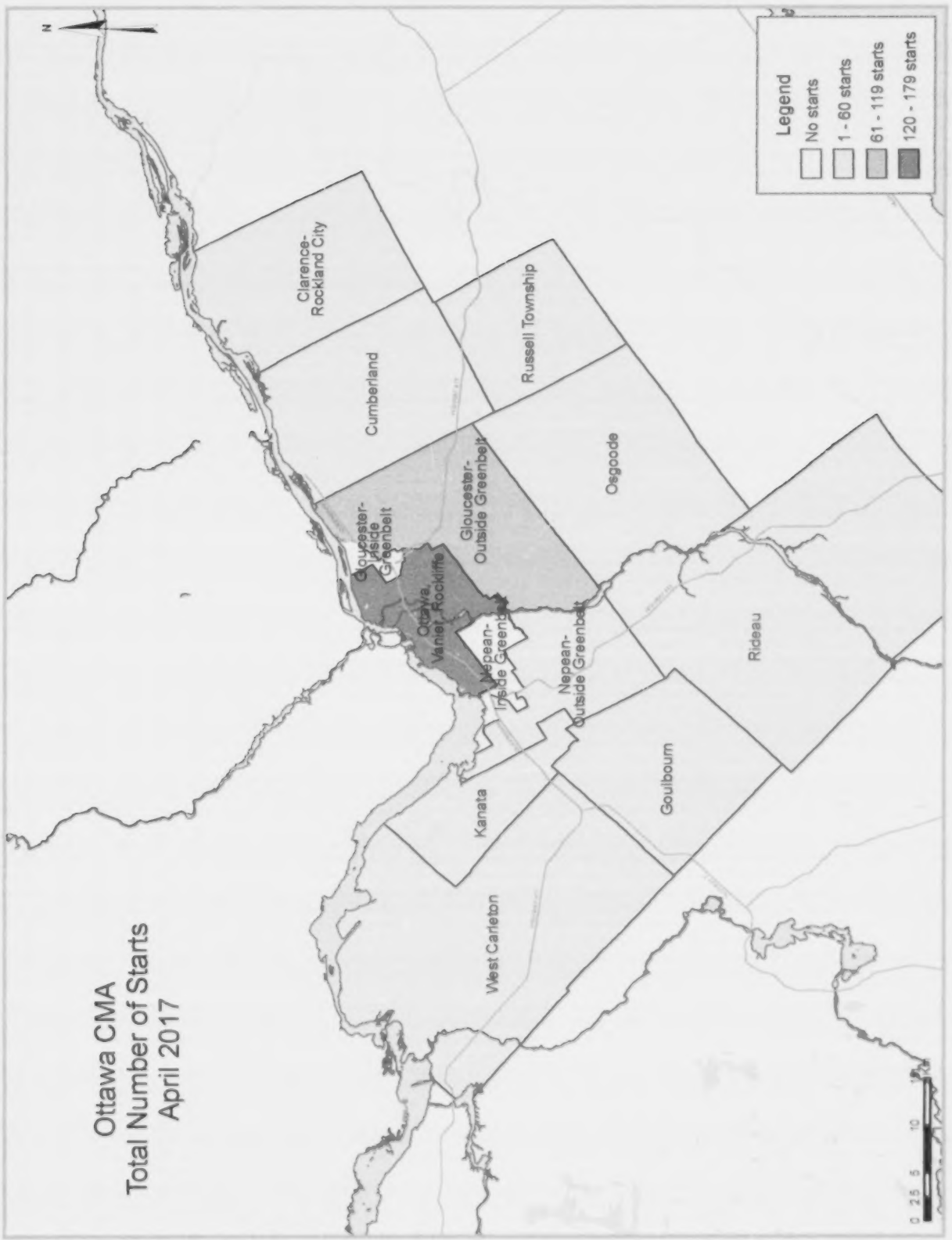
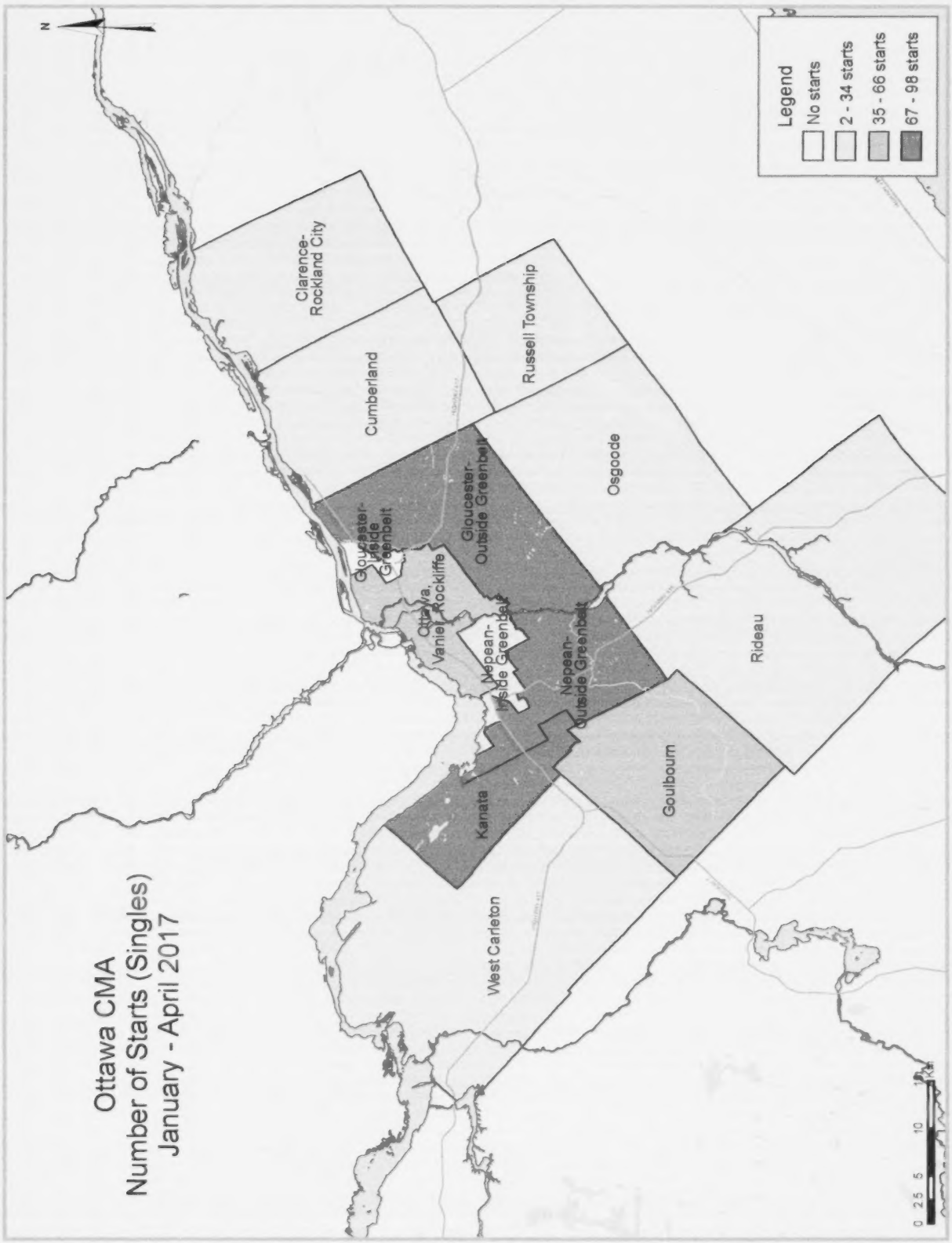
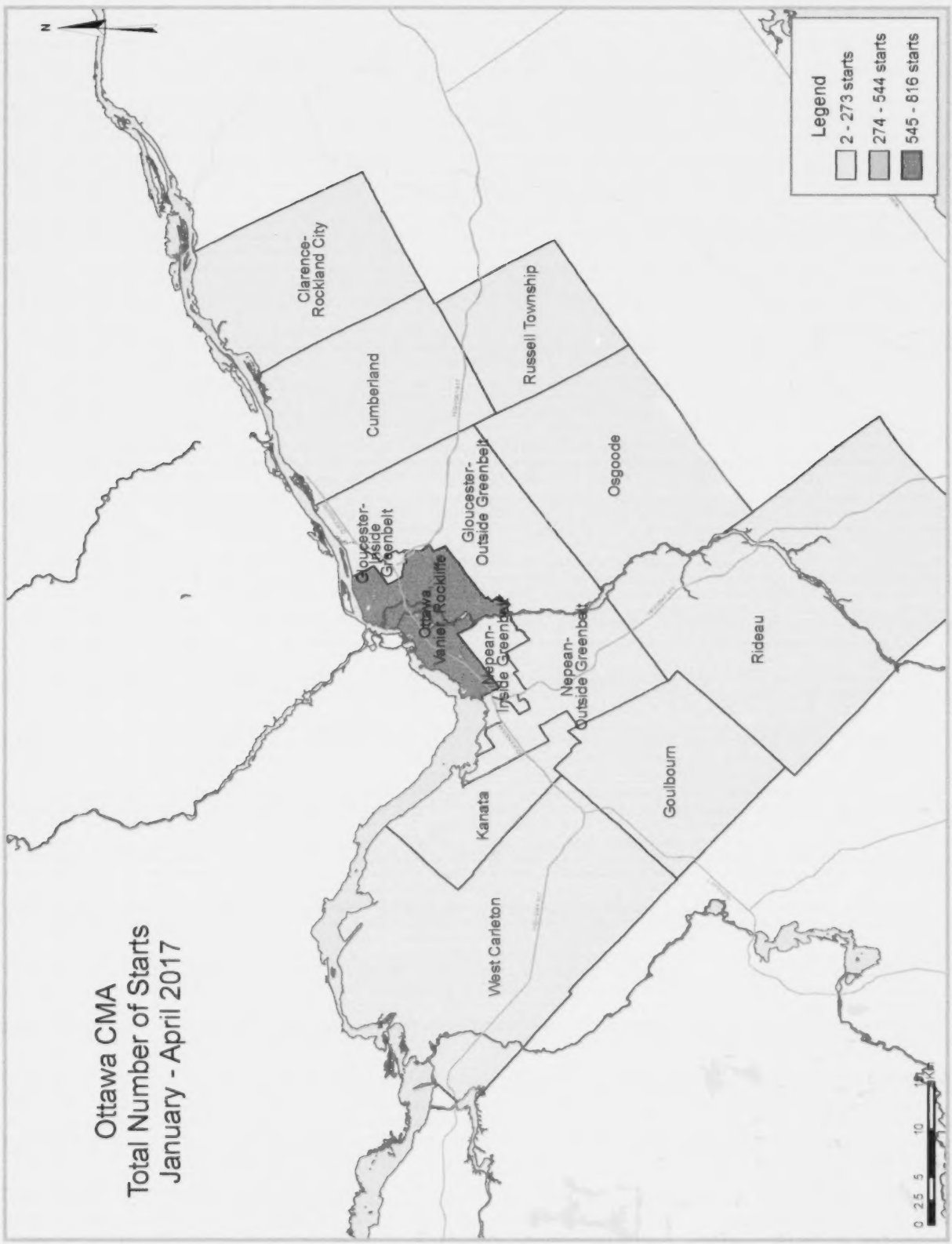

Ottawa CMA
Number of Starts (Multiples)
April 2017
Legend
No starts
2 - 56 starts
57 - 111 starts
112 - 166 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Singles)
April 2017
Legend
No starts
1 - 9 starts
10 - 17 starts
18 - 26 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
April 2017
Legend
No starts
1 - 60 starts
61 - 119 starts
120 - 179 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10

Ottawa CMA
Number of Starts (Multiples)
January - April 2017
N
Legend
No starts
2 - 256 starts
257 - 510 starts
511 - 765 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa-Vanier-Rockcliffe
Osgoode
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Singles)
January - April 2017
Legend
No starts
2 - 34 starts
35 - 66 starts
67 - 98 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10
KM


Ottawa CMA
Total Number of Starts
January - April 2017
N
Legend
2 - 273 starts
274 - 544 starts
545 - 816 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2017		
Ottawa CMA[1]	March 2017	April 2017
Trend[2]	6,298	6,096
SAAR	3,819	5,690
	April 2016	April 2017
Actual		
April - Single-Detached	146	118
April - Multiples	156	345
April - Total	302	463
January to April - Single-Detached	349	443
January to April - Multiples	746	1,374
January to April - Total	1,095	1,817

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	118	22	101	0	0	24	5	193	463
April 2016	146	12	113	0	0	19	0	12	302
% Change	-19.2	83.3	-10.6	n/a	n/a	26.3	n/a	**	53.3
Year-to-date 2017	443	60	366	0	0	601	7	340	1,817
Year-to-date 2016	349	38	336	0	12	231	18	111	1,095
% Change	26.9	57.9	8.9	n/a	-100.0	160.2	-61.1	**	65.9
UNDER CONSTRUCTION									
April 2017	1,156	162	1,208	0	36	1,947	92	1,117	5,718
April 2016	1,053	108	1,104	0	20	1,175	35	864	4,359
% Change	9.8	50.0	9.4	n/a	80.0	65.7	162.9	29.3	31.2
COMPLETIONS									
April 2017	198	22	73	0	0	40	0	109	442
April 2016	149	6	86	0	0	123	0	3	367
% Change	32.9	**	-15.1	n/a	n/a	-67.5	n/a	**	20.4
Year-to-date 2017	581	70	511	0	0	64	22	135	1,383
Year-to-date 2016	608	42	416	0	0	544	11	43	1,664
% Change	-4.4	66.7	22.8	n/a	n/a	-88.2	100.0	**	-16.9
COMPLETED & NOT ABSORBED									
April 2017	114	35	144	0	6	404	n/a	n/a	703
April 2016	127	38	195	0	2	599	n/a	n/a	961
% Change	-10.2	-7.9	-26.2	n/a	200.0	-32.6	n/a	n/a	-26.8
ABSORBED									
April 2017	201	17	80	0	2	34	n/a	n/a	334
April 2016	154	9	81	0	0	122	n/a	n/a	366
% Change	30.5	88.9	-1.2	n/a	n/a	-72.1	n/a	n/a	-8.7
Year-to-date 2017	590	69	528	0	3	175	n/a	n/a	1,365
Year-to-date 2016	578	29	377	0	0	557	n/a	n/a	1,541
% Change	2.1	137.9	40.1	n/a	n/a	-68.6	n/a	n/a	-11.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
April 2017	108	16	95	0	0	24	5	146	394
April 2016	131	10	113	0	0	19	0	12	285
Ottawa, Vanier, Rockcliffe									
April 2017	13	6	9	0	0	0	5	146	179
April 2016	3	0	0	0	0	0	0	0	3
Nepean inside greenbelt									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
April 2017	18	2	5	0	0	0	0	0	25
April 2016	21	2	31	0	0	19	0	12	85
Gloucester inside greenbelt									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2017	26	0	25	0	0	12	0	0	63
April 2016	36	0	35	0	0	0	0	0	71
Kanata									
April 2017	17	0	0	0	0	0	0	0	17
April 2016	30	0	25	0	0	0	0	0	55
Cumberland									
April 2017	12	0	44	0	0	0	0	0	56
April 2016	12	4	22	0	0	0	0	0	38
Goulbourn									
April 2017	14	6	9	0	0	12	0	0	41
April 2016	19	4	0	0	0	0	0	0	23
West Carleton									
April 2017	1	0	0	0	0	0	0	0	1
April 2016	1	0	0	0	0	0	0	0	1
Rideau									
April 2017	6	0	3	0	0	0	0	0	9
April 2016	4	0	0	0	0	0	0	0	4
Osgoode									
April 2017	1	2	0	0	0	0	0	0	3
April 2016	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
April 2017	1	4	6	0	0	0	0	12	23
April 2016	6	0	0	0	0	0	0	0	6
Russell Township									
April 2017	9	2	0	0	0	0	0	35	46
April 2016	9	2	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
April 2017	118	22	101	0	0	24	5	193	463
April 2016	146	12	113	0	0	19	0	12	302

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
April 2017	1,120	150	1,192	0	36	1,947	92	1,070	5,607
April 2016	1,016	104	1,098	0	20	1,147	35	864	4,284
Ottawa, Vanier, Rockcliffe									
April 2017	100	76	54	0	8	1,533	24	763	2,558
April 2016	68	50	32	0	0	848	23	746	1,767
Nepean inside greenbelt									
April 2017	19	0	0	0	0	60	0	0	79
April 2016	6	0	0	0	0	60	0	0	66
Nepean outside greenbelt									
April 2017	238	20	286	0	0	143	48	77	812
April 2016	209	26	316	0	0	138	12	62	763
Gloucester inside greenbelt									
April 2017	2	0	0	0	0	0	0	44	46
April 2016	2	0	0	0	0	0	0	22	24
Gloucester outside greenbelt									
April 2017	178	6	251	0	12	60	20	0	527
April 2016	125	4	253	0	20	34	0	28	464
Kanata									
April 2017	229	4	202	0	0	57	0	184	676
April 2016	316	2	238	0	0	67	0	0	623
Cumberland									
April 2017	76	12	245	0	16	34	0	0	383
April 2016	63	4	153	0	0	0	0	0	220
Goulbourn									
April 2017	101	20	126	0	0	48	0	0	295
April 2016	130	18	102	0	0	0	0	6	256
West Carleton									
April 2017	23	0	4	0	0	0	0	1	28
April 2016	26	0	4	0	0	0	0	0	30
Rideau									
April 2017	118	12	24	0	0	12	0	1	167
April 2016	32	0	0	0	0	0	0	0	32
Osgoode									
April 2017	36	0	0	0	0	0	0	0	36
April 2016	39	0	0	0	0	0	0	0	39
Clarence-Rockland City									
April 2017	17	6	6	0	0	0	0	12	41
April 2016	19	0	3	0	0	0	0	0	22
Russell Township									
April 2017	19	6	10	0	0	0	0	35	70
April 2016	18	4	3	0	0	28	0	0	53
Ottawa-Gatineau CMA (Ontario portion)									
April 2017	1,156	162	1,208	0	36	1,947	92	1,117	5,718
April 2016	1,053	108	1,104	0	20	1,175	35	864	4,359

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
April 2017	175	10	73	0	0	12	0	109	379
April 2016	134	6	86	0	0	123	0	3	352
Ottawa, Vanier, Rockcliffe									
April 2017	1	0	0	0	0	0	0	109	110
April 2016	4	0	0	0	0	0	0	3	7
Nepean inside greenbelt									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2017	35	4	4	0	0	0	0	0	43
April 2016	21	2	56	0	0	31	0	0	110
Gloucester inside greenbelt									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2017	17	0	11	0	0	12	0	0	40
April 2016	23	0	12	0	0	4	0	0	39
Kanata									
April 2017	40	0	10	0	0	0	0	0	50
April 2016	45	0	18	0	0	12	0	0	75
Cumberland									
April 2017	37	0	31	0	0	0	0	0	68
April 2016	11	0	0	0	0	76	0	0	87
Goulbourn									
April 2017	20	0	17	0	0	0	0	0	37
April 2016	22	4	0	0	0	0	0	0	26
West Carleton									
April 2017	5	2	0	0	0	0	0	0	7
April 2016	4	0	0	0	0	0	0	0	4
Rideau									
April 2017	14	2	0	0	0	0	0	0	16
April 2016	1	0	0	0	0	0	0	0	1
Osgoode									
April 2017	4	2	0	0	0	0	0	0	6
April 2016	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
April 2017	16	0	0	0	0	0	0	0	16
April 2016	7	0	0	0	0	0	0	0	7
Russell Township									
April 2017	7	12	0	0	0	28	0	0	47
April 2016	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
April 2017	198	22	73	0	0	40	0	109	442
April 2016	149	6	86	0	0	123	0	3	367

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2017	92	29	138	0	6	393	n/a	n/a	658
April 2016	101	25	192	0	2	594	n/a	n/a	914
Ottawa, Vanier, Rockcliffe									
April 2017	2	12	3	0	2	300	n/a	n/a	319
April 2016	3	10	2	0	2	436	n/a	n/a	453
Nepean inside greenbelt									
April 2017	0	0	0	0	0	35	n/a	n/a	35
April 2016	0	0	0	0	0	53	n/a	n/a	53
Nepean outside greenbelt									
April 2017	13	7	21	0	0	6	n/a	n/a	47
April 2016	16	9	62	0	0	26	n/a	n/a	113
Gloucester inside greenbelt									
April 2017	0	0	0	0	0	3	n/a	n/a	3
April 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
April 2017	23	2	51	0	4	34	n/a	n/a	114
April 2016	28	0	57	0	0	36	n/a	n/a	121
Kanata									
April 2017	18	0	12	0	0	2	n/a	n/a	32
April 2016	25	1	35	0	0	11	n/a	n/a	72
Cumberland									
April 2017	12	2	12	0	0	12	n/a	n/a	38
April 2016	8	0	30	0	0	24	n/a	n/a	62
Goulbourn									
April 2017	18	5	31	0	0	1	n/a	n/a	55
April 2016	20	3	4	0	0	5	n/a	n/a	32
West Carleton									
April 2017	0	1	3	0	0	0	n/a	n/a	4
April 2016	0	2	2	0	0	0	n/a	n/a	4
Rideau									
April 2017	5	0	5	0	0	0	n/a	n/a	10
April 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
April 2017	1	0	0	0	0	0	n/a	n/a	1
April 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
April 2017	10	0	6	0	0	0	n/a	n/a	16
April 2016	10	0	0	0	0	0	n/a	n/a	10
Russell Township									
April 2017	12	6	0	0	0	11	n/a	n/a	29
April 2016	16	13	3	0	0	5	n/a	n/a	37
Ottawa-Gatineau CMA (Ontario portion)									
April 2017	114	35	144	0	6	404	n/a	n/a	703
April 2016	127	38	195	0	2	599	n/a	n/a	961

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
April 2017	171	8	79	0	2	15	n/a	n/a	275
April 2016	139	7	81	0	0	122	n/a	n/a	349
Ottawa, Vanier, Rockcliffe									
April 2017	1	0	0	0	0	1	n/a	n/a	2
April 2016	4	0	0	0	0	29	n/a	n/a	33
Nepean inside greenbelt									
April 2017	2	0	0	0	0	0	n/a	n/a	2
April 2016	0	0	0	0	0	4	n/a	n/a	4
Nepean outside greenbelt									
April 2017	35	3	11	0	0	0	n/a	n/a	49
April 2016	21	3	44	0	0	20	n/a	n/a	88
Gloucester inside greenbelt									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
April 2017	17	0	16	0	2	13	n/a	n/a	48
April 2016	26	0	16	0	0	10	n/a	n/a	52
Kanata									
April 2017	40	0	12	0	0	0	n/a	n/a	52
April 2016	45	0	20	0	0	7	n/a	n/a	72
Cumberland									
April 2017	36	0	30	0	0	0	n/a	n/a	66
April 2016	14	0	1	0	0	52	n/a	n/a	67
Goulbourn									
April 2017	19	0	10	0	0	1	n/a	n/a	30
April 2016	21	4	0	0	0	0	n/a	n/a	25
West Carleton									
April 2017	5	1	0	0	0	0	n/a	n/a	6
April 2016	4	0	0	0	0	0	n/a	n/a	4
Rideau									
April 2017	13	2	0	0	0	0	n/a	n/a	15
April 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
April 2017	3	2	0	0	0	0	n/a	n/a	5
April 2016	3	0	0	0	0	0	n/a	n/a	3
Clarence-Rockland City									
April 2017	20	0	0	0	0	0	n/a	n/a	20
April 2016	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
April 2017	10	9	1	0	0	19	n/a	n/a	39
April 2016	9	2	0	0	0	0	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
April 2017	201	17	80	0	2	34	n/a	n/a	334
April 2016	154	9	81	0	0	122	n/a	n/a	366

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Ottawa City	108	131	21	10	95	113	170	31	394	285	38.2
Ottawa, Vanier, Rockcliffe	13	3	11	0	9	0	146	0	179	3	**
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	18	21	2	2	5	31	0	31	25	85	-70.6
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	26	36	0	0	25	35	12	0	63	71	-11.3
Kanata	17	30	0	0	0	25	0	0	17	55	-69.1
Cumberland	12	12	0	4	44	22	0	0	56	38	47.4
Goulbourn	14	19	6	4	9	0	12	0	41	23	78.3
West Carleton	1	1	0	0	0	0	0	0	1	1	0.0
Rideau	6	4	0	0	3	0	0	0	9	4	125.0
Osgoode	1	4	2	0	0	0	0	0	3	4	-25.0
Clarence-Rockland City	1	6	4	0	6	0	12	0	23	6	**
Russell Township	9	9	2	2	0	0	35	0	46	11	**
Ottawa-Gatineau CMA (Ontario Portion)	118	146	27	12	101	113	217	31	463	302	53.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	414	319	57	42	354	357	900	314	1,725	1,032	67.2
Ottawa, Vanier, Rockcliffe	51	17	21	28	12	0	732	150	816	195	**
Nepean inside greenbelt	2	2	0	0	0	0	0	0	2	2	0.0
Nepean outside greenbelt	84	59	4	4	60	96	0	81	148	240	-38.3
Gloucester inside greenbelt	0	0	0	0	0	0	22	22	22	22	0.0
Gloucester outside greenbelt	98	56	6	0	70	102	24	12	198	170	16.5
Kanata	73	80	2	0	6	58	79	43	160	181	-11.6
Cumberland	21	32	10	4	151	80	12	0	194	116	67.2
Goulbourn	40	44	10	6	49	21	24	6	123	77	59.7
West Carleton	6	5	0	0	0	0	0	0	6	5	20.0
Rideau	33	12	2	0	6	0	7	0	48	12	**
Osgoode	6	12	2	0	0	0	0	0	8	12	-33.3
Clarence-Rockland City	15	16	4	0	6	3	12	0	37	19	94.7
Russell Township	14	14	6	2	0	0	35	28	55	44	25.0
Ottawa-Gatineau CMA (Ontario Portion)	443	349	67	44	360	360	947	342	1,817	1,095	65.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Ottawa City	95	113	0	0	24	19	146	12
Ottawa, Vanier, Rockcliffe	9	0	0	0	0	0	146	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	5	31	0	0	0	19	0	12
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	25	35	0	0	12	0	0	0
Kanata	0	25	0	0	0	0	0	0
Cumberland	44	22	0	0	0	0	0	0
Goulbourn	9	0	0	0	12	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	3	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	0	0	0	0	0	12	0
Russell Township	0	0	0	0	0	0	35	0
Ottawa-Gatineau CMA (Ontario Portion)	101	113	0	0	24	19	193	12

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	354	345	0	12	607	203	293	111
Ottawa, Vanier, Rockcliffe	12	0	0	0	541	129	191	21
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	60	84	0	12	0	19	0	62
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	70	102	0	0	24	12	0	0
Kanata	6	58	0	0	0	43	79	0
Cumberland	151	80	0	0	12	0	0	0
Goulbourn	49	21	0	0	24	0	0	6
West Carleton	0	0	0	0	0	0	0	0
Rideau	6	0	0	0	6	0	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	3	0	0	0	0	12	0
Russell Township	0	0	0	0	0	28	35	0
Ottawa-Gatineau CMA (Ontario Portion)	360	348	0	12	607	231	340	111

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Ottawa City	219	254	24	19	151	12	394	285
Ottawa, Vanier, Rockcliffe	28	3	0	0	151	0	179	3
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	25	54	0	19	0	12	25	85
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	51	71	12	0	0	0	63	71
Kanata	17	55	0	0	0	0	17	55
Cumberland	56	38	0	0	0	0	56	38
Goulbourn	29	23	12	0	0	0	41	23
West Carleton	1	1	0	0	0	0	1	1
Rideau	9	4	0	0	0	0	9	4
Osgoode	3	4	0	0	0	0	3	4
Clarence-Rockland City	11	6	0	0	12	0	23	6
Russell Township	11	11	0	0	35	0	46	11
Ottawa-Gatineau CMA (Ontario Portion)	241	271	24	19	198	12	463	302

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	824	688	601	215	300	129	1,725	1,032
Ottawa, Vanier, Rockcliffe	79	39	541	129	196	27	816	195
Nepean inside greenbelt	2	2	0	0	0	0	2	2
Nepean outside greenbelt	148	147	0	19	0	74	148	240
Gloucester inside greenbelt	0	0	0	0	22	22	22	22
Gloucester outside greenbelt	172	146	24	24	2	0	198	170
Kanata	81	138	0	43	79	0	160	181
Cumberland	182	116	12	0	0	0	194	116
Goulbourn	99	71	24	0	0	6	123	77
West Carleton	6	5	0	0	0	0	6	5
Rideau	47	12	0	0	1	0	48	12
Osgoode	8	12	0	0	0	0	8	12
Clarence-Rockland City	25	19	0	0	12	0	37	19
Russell Township	20	16	0	28	35	0	55	44
Ottawa-Gatineau CMA (Ontario Portion)	869	723	601	243	347	129	1,817	1,095

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Ottawa City	175	134	10	6	73	86	121	126	379	352	7.7
Ottawa, Vanier, Rockcliffe	1	4	0	0	0	0	109	3	110	7	**
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	35	21	4	2	4	56	0	31	43	110	-60.9
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	17	23	0	0	11	12	12	4	40	39	2.6
Kanata	40	45	0	0	10	18	0	12	50	75	-33.3
Cumberland	37	11	0	0	31	0	0	76	68	87	-21.8
Goulbourn	20	22	0	4	17	0	0	0	37	26	42.3
West Carleton	5	4	2	0	0	0	0	0	7	4	75.0
Rideau	14	1	2	0	0	0	0	0	16	1	**
Osgoode	4	3	2	0	0	0	0	0	6	3	100.0
Clarence-Rockland City	16	7	0	0	0	0	0	0	16	7	128.6
Russell Township	7	8	12	0	0	0	28	0	47	8	**
Ottawa-Gatineau CMA (Ontario Portion)	198	149	22	6	73	86	149	126	442	367	20.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	516	556	66	42	517	413	171	567	1,270	1,578	-19.5
Ottawa, Vanier, Rockcliffe	28	29	16	26	15	10	135	396	194	461	-57.9
Nepean inside greenbelt	7	5	0	0	0	0	0	0	7	5	40.0
Nepean outside greenbelt	110	80	18	10	184	133	24	31	336	254	32.3
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	34	97	4	2	56	73	12	40	106	212	-50.0
Kanata	138	136	0	0	114	148	0	12	252	296	-14.9
Cumberland	74	65	4	0	64	45	0	76	142	186	-23.7
Goulbourn	59	107	16	4	63	0	0	12	138	123	12.2
West Carleton	15	6	4	0	8	4	0	0	27	10	170.0
Rideau	25	11	2	0	13	0	0	0	40	11	**
Osgoode	26	19	2	0	0	0	0	0	28	19	47.4
Clarence-Rockland City	38	26	0	0	4	0	0	20	42	46	-8.7
Russell Township	27	27	16	10	0	3	28	0	71	40	77.5
Ottawa-Gatineau CMA (Ontario Portion)	581	609	82	52	521	416	199	587	1,383	1,664	-16.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Ottawa City	73	86	0	0	12	123	109	3
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	109	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	4	56	0	0	0	31	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	11	12	0	0	12	4	0	0
Kanata	10	18	0	0	0	12	0	0
Cumberland	31	0	0	0	0	76	0	0
Goulbourn	17	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	28	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	73	86	0	0	40	123	109	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	507	413	10	0	36	544	135	23
Ottawa, Vanier, Rockcliffe	5	10	10	0	12	373	123	23
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	184	133	0	0	12	31	12	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	56	73	0	0	12	40	0	0
Kanata	114	148	0	0	0	12	0	0
Cumberland	64	45	0	0	0	76	0	0
Goulbourn	63	0	0	0	0	12	0	0
West Carleton	8	4	0	0	0	0	0	0
Rideau	13	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	0	0	20
Russell Township	0	3	0	0	28	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	511	416	10	0	64	544	135	43

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Ottawa City	258	226	12	123	109	3	379	352
Ottawa, Vanier, Rockcliffe	1	4	0	0	109	3	110	7
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	43	79	0	31	0	0	43	110
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	28	35	12	4	0	0	40	39
Kanata	50	63	0	12	0	0	50	75
Cumberland	68	11	0	76	0	0	68	87
Goulbourn	37	26	0	0	0	0	37	26
West Carleton	7	4	0	0	0	0	7	4
Rideau	16	1	0	0	0	0	16	1
Osgoode	6	3	0	0	0	0	6	3
Clarence-Rockland City	16	7	0	0	0	0	16	7
Russell Township	19	8	28	0	0	0	47	8
Ottawa-Gatineau CMA (Ontario Portion)	293	241	40	123	109	3	442	367

Table 3.5: Completions by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,077	1,000	36	544	157	34	1,270	1,578
Ottawa, Vanier, Rockcliffe	37	54	12	373	145	34	194	461
Nepean inside greenbelt	7	5	0	0	0	0	7	5
Nepean outside greenbelt	312	223	12	31	12	0	336	254
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	94	172	12	40	0	0	106	212
Kanata	252	284	0	12	0	0	252	296
Cumberland	142	110	0	76	0	0	142	186
Goulbourn	138	111	0	12	0	0	138	123
West Carleton	27	10	0	0	0	0	27	10
Rideau	40	11	0	0	0	0	40	11
Osgoode	28	19	0	0	0	0	28	19
Clarence-Rockland City	42	26	0	0	0	20	42	46
Russell Township	43	40	28	0	0	0	71	40
Ottawa-Gatineau CMA (Ontario Portion)	1,162	1,066	64	544	157	54	1,383	1,664

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
April 2017	3	2.0	58	38.9	45	30.2	13	8.7	30	20.1	149	482,500	518,616
April 2016	1	0.8	35	28.5	51	41.5	11	8.9	25	20.3	123	495,000	523,414
Year-to-date 2017	3	0.7	157	36.9	128	30.1	43	10.1	94	22.1	425	485,000	524,601
Year-to-date 2016	3	0.7	190	42.4	167	37.3	34	7.6	54	12.1	448	470,000	503,354
Ottawa, Vanier, Rockcliffe													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2016	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	-	-
Nepean inside greenbelt													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
April 2017	0	0.0	12	36.4	12	36.4	4	12.1	5	15.2	33	-	-
April 2016	0	0.0	9	45.0	6	30.0	2	10.0	3	15.0	20	-	-
Year-to-date 2017	0	0.0	38	35.5	35	32.7	13	12.1	21	19.6	107	540,000	547,782
Year-to-date 2016	0	0.0	31	41.3	26	34.7	10	13.3	8	10.7	75	-	-
Gloucester inside greenbelt													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
April 2017	0	0.0	2	11.8	7	41.2	4	23.5	4	23.5	17	-	538,344
April 2016	0	0.0	1	4.0	11	44.0	5	20.0	8	32.0	25	560,000	552,611
Year-to-date 2017	0	0.0	2	5.9	16	47.1	9	26.5	7	20.6	34	-	538,344
Year-to-date 2016	1	1.3	33	41.3	24	30.0	10	12.5	12	15.0	80	560,000	499,277
Kanata													
April 2017	0	0.0	13	32.5	11	27.5	3	7.5	13	32.5	40	-	528,982
April 2016	0	0.0	13	29.5	16	36.4	3	6.8	12	27.3	44	-	-
Year-to-date 2017	0	0.0	51	37.2	35	25.5	13	9.5	38	27.7	137	445,000	534,510
Year-to-date 2016	0	0.0	58	43.6	42	31.6	9	6.8	24	18.0	133	-	-
Cumberland													
April 2017	1	3.1	17	53.1	10	31.3	0	0.0	4	12.5	32	415,000	466,440
April 2016	1	8.3	3	25.0	6	50.0	1	8.3	1	8.3	12	-	-
Year-to-date 2017	1	1.5	38	58.5	20	30.8	1	1.5	5	7.7	65	415,000	458,119
Year-to-date 2016	1	1.7	30	51.7	24	41.4	2	3.4	1	1.7	58	-	-
Goulbourn													
April 2017	0	0.0	9	60.0	4	26.7	2	13.3	0	0.0	15	-	429,155
April 2016	0	0.0	9	42.9	12	57.1	0	0.0	0	0.0	21	-	-
Year-to-date 2017	0	0.0	22	43.1	18	35.3	6	11.8	5	9.8	51	545,000	474,521
Year-to-date 2016	0	0.0	37	40.7	50	54.9	2	2.2	2	2.2	91	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Rideau													
April 2017	2	22.2	5	55.6	0	0.0	0	0.0	2	22.2	9	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	20.0	5	50.0	0	0.0	1	10.0	2	20.0	10	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Osgoode													
April 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	1	12.5	4	50.0	0	0.0	3	37.5	8	-	-
Year-to-date 2016	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	-	-
Clarence-Rockland City													
April 2017	3	27.3	8	72.7	0	0.0	0	0.0	0	0.0	11	365,000	362,327
April 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	11	52.4	10	47.6	0	0.0	0	0.0	0	0.0	21	365,000	340,629
Year-to-date 2016	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	-
Russell Township													
April 2017	2	20.0	7	70.0	1	10.0	0	0.0	0	0.0	10	-	390,340
April 2016	1	11.1	8	88.9	0	0.0	0	0.0	0	0.0	9	-	-
Year-to-date 2017	3	13.0	16	69.6	4	17.4	0	0.0	0	0.0	23	-	390,340
Year-to-date 2016	4	20.0	15	75.0	1	5.0	0	0.0	0	0.0	20	-	-
Ottawa-Gatineau CMA (Ontario portion)													
April 2017	8	4.7	73	42.9	46	27.1	13	7.6	30	17.6	170	457,500	495,431
April 2016	2	1.5	43	32.3	52	39.1	11	8.3	25	18.8	133	480,000	512,956
Year-to-date 2017	17	3.6	183	39.0	132	28.1	43	9.2	94	20.0	469	475,000	508,202
Year-to-date 2016	7	1.5	209	44.2	169	35.7	34	7.2	54	11.4	473	460,000	486,685

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2017						
Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	518,616	523,414	-0.9	524,601	503,354	4.2
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	547,782	-	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	538,344	552,611	-2.6	538,344	499,277	7.8
Kanata	528,982	-	n/a	534,510	-	n/a
Cumberland	466,440	-	n/a	458,119	-	n/a
Goulbourn	429,155	-	n/a	474,521	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	362,327	-	n/a	340,629	-	n/a
Russell Township	390,340	-	n/a	390,340	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	495,431	512,956	-3.4	508,202	486,685	4.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

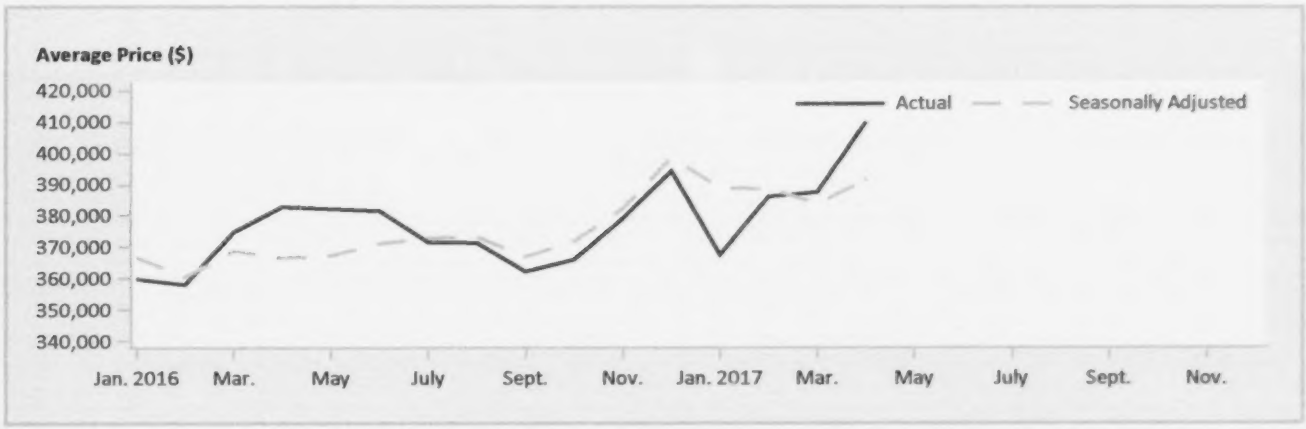


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

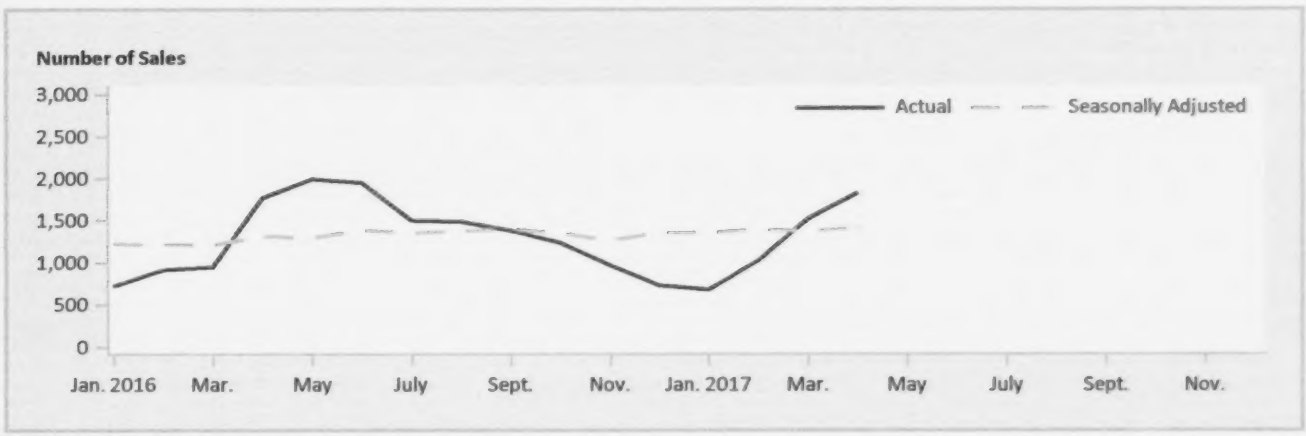
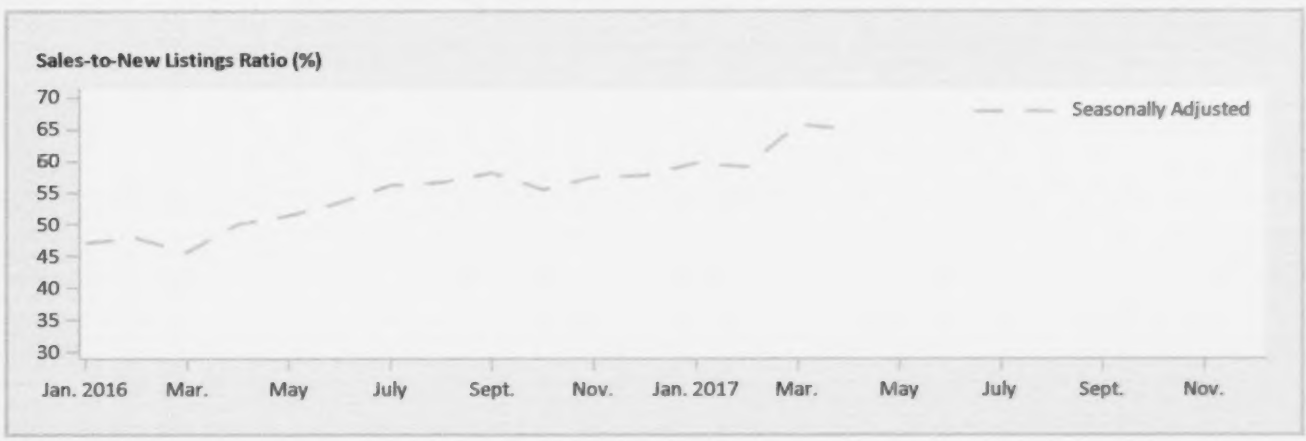


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
April 2017

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	99.0	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	98.8	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	98.8	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	99.0	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	99.2	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	99.2	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	99.2	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	99.3	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	99.5	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	99.7	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	100.0	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64	100.1	128.9	550	5.7	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	553	5.1	69.1	1,084
	March	561	3.14	4.64	100.8	129.5	553	5.0	68.9	1,080
	April	561	3.14	4.64		130.2	550	5.1	68.5	1,090
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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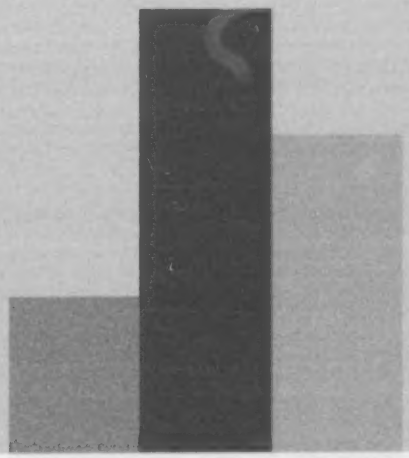

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